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Doc#: 2317233370 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 02:04 PM Pg: 1 of 6

Dec ID 20230601651896

TRUSTEE'S DEED (ILLINOIS)

THIS INDENTURE, made this 20th day of June, 2023 between Jerry Boyajian and Nancy Boyajian, co-trustees of the Jerry Boyajian Living Trust dated December 19, 2018; and Nancy Boyajian and Jerry Boyajian, co-trustees of the Nancy Boyajian Living Trust dated December 19, 2018, party of the first part hereinafter called "Grantor", and Jerry Boyajian and Nancy Boyajian, not as joint tenants, not as tenants in common, but as Tenants By the Entirety, party of the second part herein after called "Grantee".

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee(s), in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit: See Exhibit A Attached

Commonly known as: 111 S. Baybrook Drive unit #102, Palatine, IL 60074

Permanent tax number: 02-24-104-048-1001

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantors, not individually, but as co-Trustee aforesaid, has hereunto set their hand and seal the day and year first above written.

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No title search or examination was performed on the subject real estate by the Preparer, nor was any land survey done by or provided to the Preparer. The Preparer of this deed makes no representation or warranty as to the status, condition or use of the real estate or the title thereto. Information contained herein was provided to and relied upon by the Preparer from that provided by Grantor(s), Grantee(s), and/or their agents.

"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"

June 20, 2023
Date Buyer, Seller or Representative

Jerry Boyajian (Seal)
Jerry Boyajian as co-trustee of the
Jerry Boyajian Living Trust
dated December 19, 2018; and co-trustee of the
Nancy Boyajian Living Trust
dated December 19, 2018

Dated June 20, 2023, aforesaid

Nancy Boyajian (Seal)
Nancy Boyajian as co-trustee of the
Jerry Boyajian Living Trust
dated December 19, 2018; and co-trustee of the
Nancy Boyajian Living Trust
dated December 19, 2018

Dated June 20, 2023, aforesaid

State of ILLINOIS
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jerry Boyajian and Nancy Boyajian are personally known to me to be the person whose name appears subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of June, 2023

Commission expires January 19, 2025.

Shawn M Good
NOTARY PUBLIC



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This Instrument was prepared by:
The Good Law Group
800 East Northwest Highway, Suite 814
Palatine IL 60074

SEND SUBSEQUENT TAX BILLS TO:

Jerry Boyajian and Nancy Boyajian
111 S. Baybrook Drive
Unit #102
Palatine, IL 60074

MAIL TO:

Jerry Boyajian and Nancy Boyajian
111 S. Baybrook Drive
Unit #102
Palatine, IL 60074

Property of Cook County Clerk's Office

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Statement by Grantor and Grantee

The GRANTOR or his Agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: June 20, 2023

Signature Nancy Boyajian
Nancy Boyajian

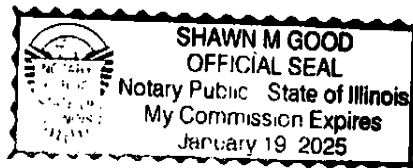
Signature Jerry Boyajian
Jerry Boyajian

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nancy Boyajian and Jerry Boyajian, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 20 day of June, 2023.

Shawn M Good

NOTARY PUBLIC



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The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the state of Illinois.

Date: June 20, 2023

Signature Nancy Boyajian
Nancy Boyajian

Date: June 20, 2023

Signature Jerry Boyajian
Jerry Boyajian

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nancy Boyajian and Jerry Boyajian personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 20 day of June, 2023.

Shawn Good
NOTARY PUBLIC



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EXHIBIT "A"

Legal Description

PARCEL 1:

UNIT NUMBER 102, AS DELINEATED UPON THE PLAT OF SURVEY (HEREINAFTER REFERRED TO AS THE "PLAT") OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY (PARCEL) THAT PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTH WEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THE SAID EAST LINE OF THE NORTH WEST 1/4) A DISTANCE OF 169.83 FEET TO THE POINT OF BEGINNING TO THE TRACT OF LAND BEING HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 84.52 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 38.33 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 16.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 73.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22479186; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANT AND EASEMENT RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AND AMENDED BY THE FIRST AMENDMENT RECORDED JUNE 22, 1973 AS DOCUMENT 22372168 AND SECOND AMENDMENT RECORDED SEPTEMBER 14, 1973 AS DOCUMENT 22479182 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 TO WILLIAM E. SWIHART AND VERNA R. SWIHART, HIS WIFE DATED SEPTEMBER 12, 1973 AND RECORDED OCTOBER 30, 1973 AS DOCUMENT 22529562 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.